

033.A

Map

0001

Block

0028.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 622,400 /

USE VALUE: 622,400 /

ASSESSed: 622,400 /

Total Card /

Total Parcel

622,400

622,400

622,400

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

28

SILK ST, ARLINGTON

Unit #:

28

OWNERSHIP

Owner 1: HENRICH JOSEPH

Owner 2:

Owner 3:

Street 1: 12 HANCOCK AVE

Street 2: # 2

Twn/City: MEDFORD

St/Prov: MA

Cntry

Own Occ: N

Postal: 02155

Type:

PREVIOUS OWNER

Owner 1: TROAST DAWN M -

Owner 2: -

Street 1: 28 SILK ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 2207 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

102

Condo

0

Sq. Ft.

Site

0

0.

0.00

7441

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

033.A-0001-0028.0

PRINT

Date

Time

12/30/21

19:28:57

LAST REV

Date

Time

08/26/21

17:31:24

jorourke

14691

PAT ACCT.

Notes

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

ASR Map:

Fact Dist:

Reval Dist:

Activity Information

Date

Result

By

Name

8/26/2021

USPS

JO

Jenny O

5/24/2018

Measured

DGM

D Mann

8/22/2009

MLS

MM

Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

SALES INFORMATION

TAX DISTRICT

GRANTOR

LEGAL REF

TYPE

DATE

SALE CODE

SALE PRICE

V

TST

VERIF

NOTES

TROAST DAWN M,

126-14

6/13/2013

465,000

No

No

SLINEY RONALD J

107-134

5/22/2009

405,000

No

No

GEBREWOLDE DEST

U74-149

4/2/2002

340,000

No

No

BUILDING PERMITS

DATE

NUMBER

DESCRIP

AMOUNT

C/O

LAST VISIT

FED CODE

F. DESCRIP

COMMENT

5/10/2010

407

New Wind

2,304

6 REPLACEMENT WIND

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99 - Condo Conv	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:	N - NONE	

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1927	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 5		Baths: 2		HB					

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	26.4 %

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.12575889
Const Adj.:	0.99980003
Adj \$ / SQ:	343.288
Other Features:	88024
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	845661
Depreciation:	223254
Depreciated Total:	622406

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	8	5	
<b>Totals</b>				
	1	8	5	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,207	343.290	757,630
Net Sketched Area:		2,207	Total:	757,630
Size Ad	2207 Gross Area	2207	FinArea	2207

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
6						
6						
7						

**IMAGE**

**AssessPro** Patriot Properties, Inc

